

BAY SQUARE CONDOMINIUM BOARD OF TRUSTEES
MEETING MINUTES
Monday, June 28, 2010

Present: Jackie Landau, Mehmet Rona, Amir Hasson (via phone), Derik Opdyke, and Joe Andrade.

Minutes: The minutes of May 17, 2010 were read and approved.

Financials: The financial statements for the period May 1, 2010 through May 31, 2010 were read and approved.

Condo Insurance: Approved switch from Phelan to GNY as Bay Square's insurance carrier. The change is a result of increasing fees and reducing benefits with Phelan for the new annual cycle. A meeting is arranged with GNY agent Howard Savitt to make minor adjustments to the insurance plan.

Slider Update: Some problems were encountered when Pella conducted a supervised test installation to install a unit slider door. Solutions were discussed.

Roofing: Work is still being conducted on the roof with Progressive Roofing. Slider doors from Pella were ordered to be installed in the two units that needed them for the roofing job to be complete.

Courtyard planters: Specifications are being completed for replacement of the courtyard planter. Work to start after Labor Day when fewer people will be using the pool.

Maintenance Report: Looking deeper into future expenses including: replacing broken patio floor bricks due to winter weather; renovating bathrooms in the gym (replacing old toilets, broken tile floors); replacing pool furniture; replacing condominium front doors. A fire drill will need to be scheduled; almost no one followed drill procedures and did not move to the lobby when the alarm went off last week. Instead, residents called the front desk, making it unavailable for emergency calls.